

স্বপ্ন পূরনে আমরা আছি আপনার পাশে

স্থাপত্য শিল্পে নব দিগন্ত



ABSA

K.H GARDEN

Maijdee



ABSA
engineering & trading Ltd.

Head Office

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Since the inception of ABSA Engineering & Trading Ltd. it consolidated and diversified its business with the liberalization of Bangladesh economy. Now the ABSA Engineering & Trading Ltd. business embraces in the area of civil construction works and infrastructure development. High level of flexibility has given ABSA Engineering & Trading Ltd. a diversity of experience that helps to sustain the records of success across the whole spectrum of its business.

The Company's mission is to become a premier real estate investment institution in Bangladesh and the region, offering superlative client service with a global reach. Nodibangla identifies and offers its clients innovative investment opportunities that are in compliance with Islamic Shar'iah, in order to mobilize the large pool of private and institutional capital in the region.



Location map



Type A : 1350 sft.
 Type B : 1250 sft.
 Type C : 1250 sft.
 Type D : 1350 sft.

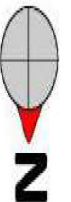


Typical Floor Plan



20'-0" WIDE ROAD

20'-0" WIDE ROAD



Features & Amenities

STRUCTURE

The building will be a framed structure of Reinforcement Cement Concrete (RCC). The building will be designed considering all adverse Factors. Best quality singles/brick (as per structural design) shall be used for preparing the chips before casting of foundation, Column, Beam, Slab, Stair, Lintel etc.

RECEPTION LOBBY

Intercom set to be placed in Guard post /reception desk,

LIFT LOBBY & COMMON SPACE

Spacious lobby .

Floor will be of locally made best tiles RAK/Great Wall/EX Monika, CBC/Equivalent

EXTERIOR COLOR

Exterior surface of the building will be painted with snowcem/weather coat of elegant color.

INTERIOR COLOR

Cement plastered brick walls and ceiling painted with plastic paint.

FLOOR

RAK/Great Wall/EX Monika, CBC/Equivalent Glazed Tiles 16" X 16" other than stair.

DOORS

Main door of Solid timber. Plastic door in toilets and Solid timber in verandah. Other doors will be Pertex flush doors. Good Quality lock. Security lock, Security Chain and check viewer will be provided at main entrance door.

WINDOWS

Aluminum works with 5mm. thick glass, grill with flat bar.

VERANDAH

Railling Will be Provided According to Design

KITCHEN

Provision of single bowl stainless steel sink .
Provision of exhaust fan at suitable location.

BATHROOMS

All water and waste water lines are concealed.

Provision of hot & cold water in Master toilet. Fittings and fixtures will be of Standard Local Brand.

Commode, Lowdown & Basin (BISF/ RAK or equivalent) in master bath.

Oriental Pan Lowdown & Basin (BISF/RAK or equivalent) in other bath.

Towel rails, toilet paper holder, looking glass, soap case etc. in toilets.

ELECTRICAL WORKS

Standard concealed wiring in PVC conduits for lights, fan and sockets plug points.

Flushed fan hooks in ceiling.

MK/Equivalent standard switch, socket etc.

Provision of A/C point in Master Bed.

Plug points for Refrigerators / Freezers etc. at convenient locations.

Intercom system from reception desk to each apartment.

UTILITY CONNECTIONS

Individual electric meter for each apartment.

Double burner gas connection in each kitchen.

Powrashova/WASA water supply & sewerage system.

LIFT

Best quality imported lift of 06-08 persons capacity.

GENERATOR

Best quality & capacity imported Generator.

WATER RESERVOIR:

Water reservoir of sufficient capacity for three days.

SANITARY AND PLUMBING LINE

Concealed UPVC pipe and fitting in Sarif/Nazma/ Sattar/China.

Good Quality Water pump for lifting water.



Terms & Condition



BOOKING

Application for booking of apartment is to be made on the prescribed application form duly signed by the applicant and shall be submitted to the marketing department with the booking money in cash/ by pay order cheque/DD. The company reserves the right to accept or reject any application.

ALLOTMENT

After receiving the application and booking money, the company will issue an allotment letter and payment schedule. The applicant /allottee shall then start making payments as per the schedule of payment of sale deed agreement.

ALLOTMENT TRANSFER

Until full payment of all installment and other charges and registration, the buyer shall not have the right to transfer the allotment to a third party.

PAYMENT

All payment of booking money, installments, additional works and other charges should be made by A/C payee cheque or pay order or bank draft in favor of the company. Foreigners and bangladeshi residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh bank as on the date application and subsequently on dates of installments paid.

SCHEDULE OF PAYMENTS

That the second party must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay delay charges of 5% per month interest on the amount of payment delayed. If the payment is delayed for 60 days, the company shall have the right to cancel the allotment. In Such Case The Clause No 3&4 of Booking Form Shall be Applicable.



UTILITY CONNECTION

Connection fees, security deposit and incidental expenses/charges relating to Gas, Water & Electricity connection are not including in the price of the Apartment. The buyer shall pay the utility connection charge to the company as and when required.

REGISTRATION COST

The purchaser will bear all cost regarding to cost of Stamps, Registration fees and VAT/TAX and related legal fees. The company will make necessary arrangements for such formalities.

COMPANY'S RIGHT TO ALTER LAYOUT PLAN

The company reserves the right to make changes in both architectural and structural design of the project.

OWNERSHIP

The ownership of the apartment will be handed over to the purchaser after completion of the apartment and after full payment of the installment and other charges. Until and unless the dues are not paid, ownership of apartment will be hold by the company.

DESIGN CHANGE

After talking over apartment or the project, the allottee's must consult with the company Prior to undertaking any structural or layout changes within the building complex. Failure to do so will be at the sole risk of the allottee's.

FLAT OWNER'S ASSOCIATION

The buyer must become a member of the owner's association which will be formed by the buyers of the entire apartment. All common facilities will be managed by the association and the members will abide by the rules framed by the association in the common interest. Each allottee must pay a monthly fees/deposit to the association fund as would be decided by the association.



Ground Floor Plan



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